

ZB# 84-1

Warren Sloan, Jr.

4-3-7

Prelim. meeting:
1/23/84

#84-1 - Sloan, Warren, Jr. -

Use variance

Public Hearing:

2/27/84 - Use
Variance Granted

Notice to ^{publishers}
Sendinell - 2/2/84

~~1/27/84~~

(~~not to be on 2/15/84~~)

OCPD notified

2/6/84

List from Assessor

ordered: 1/21/84

General Receipt

5713

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

April 18 19 84
\$ 80.00

Received of

Warren Sloan

For

Eighty and 00/100
Variance

84 1

DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check #118</u>	<u>80.00</u>	

By

Pauline J. Townsend
Town Clerk

E.C.

Title

Patricia Delio

Copy

PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
Pursuant to Section 48-34A of
the Zoning Ordinance on the fol-
lowing proposition:
Appeal No. 1
Request of WARREN SLOAN
JR. for a VARIANCE of the
regulations of the Zoning Ordinance to permit retail furniture
sales in a Planned Industrial
(PI) zone; being a VARIANCE
of Section 48-9 Table of Use
Regs. Col. A for property sit-
uated as follows:
Intersection of State Highway
207 and State Highway 300,
New Windsor, New York
SAID HEARING will take place
on the 27th day of February
1984, at the New Windsor Town
Hall, 555 Union Avenue, New
Windsor, N.Y. beginning at 7:30
o'clock p.m.
Dan Konkol
Chairman
By: Patricia Delio
Secretary

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 2nd day of February A.D., 1984

and ending on the 2nd day of February

A.D. 1094

Subscribed and shown to before me

this 5th day of June, 1984.

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires March 30, 1985

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1985

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of

WARREN SLOAN

DECISION GRANTING
USE VARIANCE

84-1 .

-----x
WHEREAS, WARREN SLOAN of 347 Temple Hill Road,
New Windsor, N. Y., has made application before the
Zoning Board of Appeals for a use variance for the purposes of:
retail furniture sales in a Planned Industrial (PI) zone;
and

WHEREAS, a public hearing was held on the 27th day of
February, 1984 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant appeared by his attorney, Irving
Pesetzky, Squire Village, New Windsor, N.Y.; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the building was constructed for
the purposes of housing a retail furniture establishment in 1949 and
has always had pre-existing non-conforming status as a furniture store
until approximately two years ago.

3. The evidence shows: that applicant has suffered severe
including the cost of maintenance and taxes
economic hardship/over the past four years in an effort to sell or lease
the property in question. Although many attempts have been made through
realtors to sell or lease the property, the applicant has been unable to
do so.

4. The evidence shows: that the premises is not suitable
for any of the permitted uses in the PI zone in which it is located.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

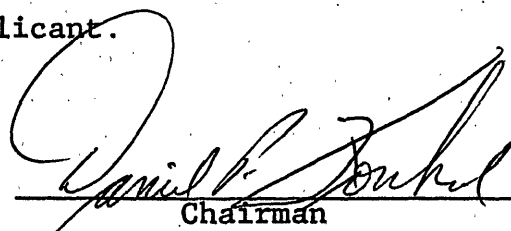
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for and in connection with plans presented at the public hearing with the conditions listed on the attached schedule A.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: March 12, 1984.


Chairman

SCHEDULE A

Conditions and Restrictions attached to Application #84-1 (SLOAN)

1. No outside displays of merchandise;
2. No temporary outside signs;
3. Sideyard to be used for parking and designated as such;
4. No trash outside of closed containers;
5. No flashing lights;
6. Hours of operation: Monday thru Thursday - 9 a.m. to 9 p.m.
Friday, Saturday & Sunday - 10 a.m. to 5 p.m.
7. Total temporary signage cannot exceed 25% of each interior window area;
8. No vehicles displaying the store owner's logo are to be parked in front of store except for loading and unloading.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 1

Request of WARREN SLOAN, JR.

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit retail furniture sales in a Planned
Industrial (PI) zone;

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-9 - Table of Use Regs.- Col. A
for property situated as follows:

Intersection of State Highway 207 and
State Highway 300, New Windsor, New York.

SAID HEARING will take place on the 27th day of
February, 1984, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DAN KONKOL
Chairman

file
copy

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-1

Date: 1/23/84

I. Applicant Information:

- (a) SLOAN, WARREN, JR., 347 Temple Hill Rd., New Windsor, NY
(Name, address and phone of Applicant) (Owner)
- (b) Mishayev, Eli (Eli's Furniture) Rt. 211, Middletown, NY 343-1176
(Name, address and phone of purchaser or lessee)
- (c) Irving Pesetzky, Esq., Squire Village, New Windsor, NY 562-1210
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☐ Sign Variance
- ☐ Area Variance ☐ Special Permit

III. Property Information:

- (a) PI Temple Hill Rd./Rt. 207 4-3-7 3.1 acres +
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4 (residential)
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? 1949
- (e) Has property been subdivided previously? no When? _____
- (f) Has property been subject of variance or special permit previously? no When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes-1/20/84
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: None proposed.
- _____

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use _____ Regs., Col. A, to allow:
(Describe proposal) Retail furniture sales operation in a Planned Industrial (PI) zone.
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Building was constructed for the purposes of housing a retail furniture establishment in 1949 and has always had pre-existing non-conforming status as a furniture store until approximately two or more years ago. Applicant proposes to lease building to a tenant who will also have an option to purchase; tenant intends to operate a furniture store. (continued on attached schedule)

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. /	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

Page 2a - Schedule (continued from page 2)

Applicant believes that his unique conditions and circumstances are such that the strict application of the provisions of the local law would deprive the applicant of a reasonable use of his land and building. Also, it is the belief of the applicant that his plight is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

Application, as it is presented before this Board, will not alter the essential character of the neighborhood.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Building will be leased as a retail furniture store with ample parking area. There will be no changes to the exterior of the building with the exception of a building sign which will replace previous sign. Property will be upgraded by tenant, who has a further option to purchase.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
- x Copy of tax map showing adjacent properties.
- x Copy of contract of sale, lease or franchise agreement.
- n/a Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- n/a Copy(ies) of sign(s) with dimensions.
- x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date

Jan. 27, 1984

STATE OF NEW YORK)

COUNTY OF ORANGE)

SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

S/

(Applicant)

Sworn to before me this

27th day of Jan, 1984.

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1985.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



Louis Helmbach
County Executive

R&F 2/27/84
meeting

**Department of Planning
& Economic Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

February 15, 1984

Mr. Richard Fenwick, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, N.Y. 12550

Re: Variance - Sloan
Little Britain Road
Our File No. NWT 2-84M

Dear Mr. Fenwick:

Our office has reviewed the above application submitted to us
in accordance with the provisions of Section 239, l and m, Article 12-B
of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination.

Very truly yours,

Peter Garrison
Commissioner of Planning & Development

Reviewed by:

Joel Shaw, Senior Planner

PG/JS/rk
Enc.

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

FEB 17 1984

BY:



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Received

11 on list

January 25, 1984

Mr. Warren Sloan Jr.
RD2 Temple Hill Rd.
New Windsor, N.Y.

RE: 4-3-7 Sloan Furniture

Dear Mr. Sloan:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$30.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS
ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Sloan Warren Jr ✓
RD2 Temple Hill Rd
New Windsor NY 12550

J & H Smith Light Corp ✓
39 Wisner Ave
Newburgh NY 12550

Wright James C ✓
525 Little Britain Rd
New Windsor NY 12550

Toepert Emma ✓
523 Little Britian Rd
New Windsor NY 12550

(decd.)
Sloan Kenneth - Charlotte ✓
521 Little Britain Rd
New Windsor NY 12550

Sloan Eugene D ✓
519 Little Britain Rd
New Windsor NY 12550

Orange County IDA
c/o Pane Associates
Winton Corp
PO Box 28
Amherst Ma 01004

Helmer William F ✓
Grey Beach Lane
Pomona NY 10970

Duggan & Crotty ✓
Temple Hill Co
343-345 Temple Hill Rd
New Windsor NY 12550

Meroschenkoff Mary ✓
7 Sniffen Rd
Westport Conn 06880

Schaffner Frank & Anna ✓
510 Little Britain Rd
New Windsor NY 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING BEFORE ZBA - February 27, 1984

DATE: February 17, 1984

Kindly be advised that there is one (1) public hearing scheduled to be heard before the ZBA on Monday evening, February 27, 1984 in the matter of the Application of WARREN SLOAN for a use variance.

I have attached hereto copy of the pertinent application and public hearing notice which was published in The Sentinel on 2/2/84.

Pat

/pd

cc: Town Building/Zoning Officer Kennedy

2/27/84

Public Hearing: Sloan, Warren #84-1

Name:

Address:

P. A. CROTTY

objection

DUGGAN, CROTTY & DUNN, PC
RD #2 TEMPLE HILL RD
NEW WINDSOR, NY

MICHAEL S. SACHS

SQUIRE SHOPPING CENTER
NEW WINDSOR NY

Warren Sloan Jr.

Eli M. Slay

RD #2 Temple Hill Rd.
~~1980~~

198 Century Club Dr
Florida N.Y.

- JACK-MISHAYEV

11

11

ROBERT K. BOUYRA

RKB CONSTRUCTION CO, INC.

52 VINEYARD AVE.

HIGHLAND, NY 12528

Mr. & Mrs Eugene S. Sloan

519 RTE. 207 no objection

New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

Date: February 28, 1984

Irving Pesetzky, Esq.
Squire Village
New Windsor, N. Y. 12550

RE: APPLICATION BEFORE ZONING BOARD OF APPEALS
84-1 - SLOAN, WARREN

Dear Mr. Pesetzky:

This is to confirm that your above application before the
New Windsor Zoning Board of Appeals was Granted
at a meeting held on the 27th day of February, 19 84.

A formal decision will be drafted and acted upon at a later
date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not
hesitate to call me.

Yours very truly,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Patrick Kennedy, Bldg/Zoning Inspector
Town Planning Board

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim. -
7:30pm
1/23/84.

84-1

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

bet. 12 & 1pm.

Date January 20, 1984

To

Warren Sloan Jr. 2-8643

347-351 Temple Hill Rd. RD2

New Windsor, N.Y. 12550

PI zone

PLEASE TAKE NOTICE that your application dated January 20, 1984

for permit to

Operate Retail Furniture Store

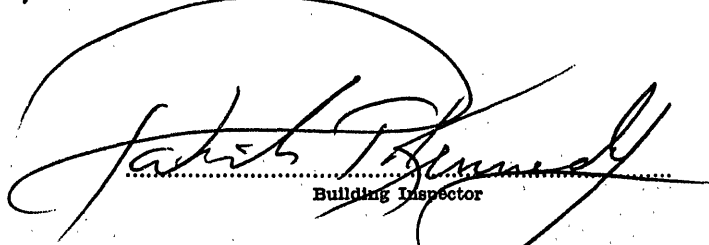
at the premises located at

Temple Hill Rd.

Tax Map Section 4 Block 3 Lot 7

is returned herewith and disapproved on the following grounds:

Non-Conforming use. : Property was previously operated as a
Furniture Store but preexisting use expired due to non use
Dec. 1982 (Store filed papers with Town Clerk to close on
Nov. 1980)


Building Inspector

I see no reason for sign variance as old sign face is to be
used and the amount of existing sign face should be allowed to
continue irregardless of use.

use: Eli's Furniture Mishayew
main location
Rte 211 Middletown
343-1176

DUGGAN, CROTTY & DUNN, P.C.
ATTORNEYS AT LAW

STEPHEN P. DUGGAN, III
PHILIP A. CROTTY
BRUCE C. DUNN, SR.

cc: Mr.
Pezetky.
R.D. #2
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12550
(914) 562-6500

January 19, 1984

Mr. Patrick Kennedy, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: ELI'S FURNITURE STORE ON TEMPLE HILL ROAD

Dear Pat:

This letter follows our telephone conversation this morning concerning the opening of Eli's Furniture Store at the former Sloan's Building on Temple Hill Road.

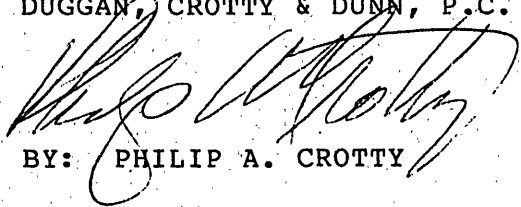
I want to register an objection to the opening for such a use. The zone is office/light industry and such a commercial use is not permitted.

I believe a search of the Town Clerk's records will indicate that Sloan's Furniture Store went out of business more than two years ago. Therefore a new furniture store would not comply under the pre-existing use exemption in the local zoning law. If any further information is required concerning the date of the closing of the former use, I suggest you contact Jack Lease Realtors who had the exclusive on the sale or lease of the building for a long period of time.

I would appreciate your letting me know the disposition of this matter.

Very truly yours,

DUGGAN, CROTTY & DUNN, P.C.


BY: PHILIP A. CROTTY

PAC:emb

NEW WINDSOR
INT ST HWY 207 + 59 HWY 59
ST. HWY 300
ACRES 3.1

DEED DATE 10/30/41

SLOAN WARREN Jr
TEMPLE HILL ROAD RD 2, NEWBURGH N Y
12550

DISTRICT	SECTION	BLOCK	LOT
ACCOUNT NUMBER	GRID COORDINATE		
484 C	(P2)	01 OF 01	
CLASS CODE	ZONING	CARD NUMBER	ROUTE & MILE
347-357	Little Britain Road		
PROPERTY ADDRESS			

RECORD OF OWNERSHIP

DATE	TYPE	SALE PRICE	SOURCE
MO.	YR.	1 LAND 2 L & B	1 BUYER 2 SELLER 3 FEE 4 AGENT
	1 2		1 2 3 4
	1 2		1 2 3 4
	1 2		1 2 3 4

LAND COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
LOTS	L								
1 REGULAR LOT	L								
2 MINUS LOT	L								
3 APARTMENT SITE	L								
SQ. FT.	S			SQ. FT.					
1 PRIMARY SITE	S			SQ. FT.					
2 SECONDARY SITE	S			SQ. FT.					
3 UNDEVELOPED	S			SQ. FT.					
4 RESIDUAL	S			SQ. FT.					
ACREAGE	A			ACRES					
1 PRIMARY SITE	A	1.00		ACRES	30,000				
2 SECONDARY SITE	A	2.10		ACRES	30,000				
3 UNDEVELOPED	A			ACRES					
4 RESIDUAL	A			ACRES					
5 TILLABLE	A			ACRES					
6 PASTURE	A			ACRES					
7 WOODLAND	A			ACRES					
8 WASTELAND	A			ACRES					
9 HOMESITE	A			ACRES					
0 TOTAL	A	3.1		ACRES					
GROSS	G								
1 IRREGULAR LOT	G								
2 SITE VALUE	G								
3 RESIDUAL	G								
4 HOMESITE	G								
0 MINUS R.O.W.	G								
# 03 NUMBER OF LAND ENTRIES						TOTAL VALUE LAND 55,200			
						TOTAL VALUE BUILDINGS 6,100			
						TOTAL VALUE LAND & BLDGS. 122,300			

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

AGRICULTURAL-100
110-Livestock & Products
111-Poultry & products
112-Dairy products
113-Cattle, hogs, & products
114-Sheep & wool
115-Apary products
116-Other livestock
120-Field Crops
130-Truck Crops-Mucklands Only
140-Truck Crops
150-Orchard Crops
151-Tree fruits
152-Vineyards
160-Other Fruits
170-Nursery/Greenhouse
180-Fur Products
190-Fish/Game & Wildlife Preserves
RESIDENTIAL-200
210-1 Family Year-Round
220-2 Family Year-Round
230-3 Family Year-Round
240-Rural Residence w/Acreage
250-Estate
260-Seasonal
270-Mobile Home
UNUSED VACANT LAND-300
310-Residential
320-Rural
330-Commercial
340-Industrial
350-Urban Renewal

COMMERCIAL-400
410-Living Accommodations
411-Apts. other than 412/413
412-Condominium apt.
413-Co-operative apt.
414-Hotel
415-Motel
416-Mobile home parks
417-Camps & cottages
418-Other transient lodging
* -Other commercial
RECREATIONAL-500*
COMMUNITY SVCS-600*
INDUSTRIAL-700
710-Manufacturing & Processing
720-Mining and Quarrying
730-Wells
PUBLIC SVCS-800*
WILD AND FORESTED-900
910-Private Other Than 920
920-Private Hunting/Fishing
930-State Owned
940-County Owned
*See Detailed Listing for Divisions & Subdivisions

LAND	BLDG.	TOTAL
19		
19		
19		
19		
19		
19		
19		
19		
19		

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER
MO.	YR.	1 DEMOL. 2 ADDN.	

GENERAL PROPERTY FACTORS

RESIDENTIAL PROPERTY FACTORS

MEMORANDA

NEIGHBORHOOD I.D.					NEIGHBORHOOD FACTORS					LOT FACTORS				
TOPOGRAPHY RATING					TYPE					LANDSCAPING RATING				
2 FAIR 3 POOR 4 VERY POOR					1 RURAL 2 URBAN 3 SUBURBAN 4 SUBDIVISION					1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE				
STREET OR ROAD					TREND					DRIVEWAY				
2 PAVED 3 UNPAVED 4 PROPOSED					1 IMPROVING 2 STATIC 3 DECLINING					1 IMPROVED 2 UNIMPROVED 3 NONE				
SIDEWALK					INFLUENCE ON SUBJECT PROPERTY					FRONTING TRAFFIC				
1 YES 2 NO					1 NONE 2 DEVALUING 3 ENHANCING					1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE				
UTILITIES					DESIRABILITY RATING					COMPARISON TO NEIGHBORING PROPERTIES				
1 ALL 2 WATER 3 SEWER 4 ELECTRICITY 5 GAS					1 EXCELLENT 2 VERY GOOD 3 GOOD 4 AVERAGE 5 FAIR 6 POOR 7 VERY POOR					1. TYPICAL 2. POORER 3. BETTER 4. NONE				

Memoranda

Permitting Store

~~REVISED AGENDA~~

NEW WINDSOR ZONING BOARD OF APPEALS

January 23, 1984

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept the minutes of the 1/9/84 meeting as written.

PRELIMINARY MEETING:

1. JESSEN, GEO. & TERRI - Request for 10 ft. rearyard variance for construction of frame addition to existing residence - 436 Philo Street. R-4 residential zone.
2. ~~SLOAN, WARREN, JR.~~ - Request leasing of building for retail furniture sales to Eli Mishayev (Eli's Furniture) at location on Temple Hill Rd. formerly Sloan Furniture. Property was used previously as furniture store but lost its non-conformity since it was closed for at least two years. Irving Pesetzky, Esq. present representing owner, Sloan.

PUBLIC HEARING:

VGR ASSOCIATES - Request for 582 sq. ft. of sign face to be located at Simmons Plaza (Waldbaum's) northwest corner of Routes 94/300, Vails Gate in a C (design-shopping center) zone. Leon Orzechowski, rental agent for applicant, present.

* * * * *
~~Receive and File:~~ Corres. dated 1/12/84 from Orange County Planning & Development.

MOTION TO ACCEPT FORMAL DECISIONS: (1) NEUMETZGER
(2) COLA
(3) PETRO
(4) D'EGIDIO

ADJOURNMENT

Pat 565-8550 (o)
562-7107 (h)

(If you cannot be present, pls. call)

MATTERS TO BE PLACED ON
ZONING BOARD OF APPEALS AGENDA:

PRELIMINARY MEETING:

NAME OF APPLICANT: Sloan, Warren

ADDRESS: Little Britain Rd. - R.D. 2 Tel.#

OWNER: ✓ PROSPECTIVE PURCHASER: ^{Lessee} Eli Mishayev

TYPE OF APPLICATION: use variance

ZONE DESIGNATION: PI (only Permitted in Ne)

LOCATION OF PROPERTY: Little Britain Rd. - R.D. 2

PLEASE BE PRESENT AT ZONING BOARD MEETING OF 1/23/84

at 7:30 p.m. AT NEW WINDSOR TOWN HALL - 555 Union Avenue - New Windsor,
New York.

BRING WITH YOU: any plans

ATTORNEY: Irving Pesetzky Tel.#

REFERRED BY: B2

ORDER TO REMEDY VIOLATION ISSUED: 1/20/84

PUBLIC HEARING NOTICE SENT TO NEWSPAPER: _____

PUBLIC HEARING NEEDED: yes IF SO, WHEN: _____

APPLICATIONS PROVIDED ON: # 1/23/84 (Date)

PATRICIA DELIO, SECRETARY
NEW WINDSOR ZONING BOARD OF APPEALS
555 Union Avenue
New Windsor, N.Y. 12550
(914) 565-8550